

TO LET

INDUSTRIAL UNIT WITH YARD SPACE

264.18 SQ M (2,843 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



UNIT 15
LYON ROAD INDUSTRIAL ESTATE
LYON ROAD
KEARSLEY
BL4 8NB

£30,000
Per annum

- Available from June 2026
- 3 Phase power supply
- Rental £30,000 per annum
- Reception and office space
- Kitchen & WC facilities
- Industrial unit on an established estate
- Benefits from yard space adjacent to the unit



LOCATION

The subject property is situated within Lyon Industrial Estate in Kearsley, Bolton, occupying a well-established commercial location just off Moss Lane.

The estate benefits from a convenient position with easy access to the A666 (St Peter's Way), providing direct links to Bolton town centre and the M60 and M61 motorway networks. Moses Gate Railway Station is located nearby, offering accessible public transport connections and the surrounding area provides a range of local amenities.

DESCRIPTION

The property comprises an end-terraced industrial unit of steel portal frame construction with brick elevations beneath a recently installed pitched roof.

Externally, the unit benefits from a yard area with parking available to the front and access via a full-height roller shutter loading door, suitable for loading and servicing.

Internally, the accommodation provides open-plan warehouse space with good working height, together with a dedicated office area, reception, W.Cs and kitchen. The unit is fitted with a three-phase electricity supply, making it suitable for a range of industrial and trade occupiers.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Main Unit	264.18	2,843
Land Area	471.81	5,078
TOTAL	736	7,921

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £30,000 per annum exclusive.

SERVICES

The mains services connected to the property include water, electricity supply and mains drainage. Please note, there is no gas in the unit and radiators are running off oil.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

Not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £17,500 from 1st April 2026.

Prospective tenants are advised to make their own enquiries with the Local Rating Authority to verify the rates payable and any reliefs that may be applicable.

EPC

An EPC has been commissioned, and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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